

Commercial and Industrial District Development Standards

Zoning District	Minimum Lot Area ³ (square feet)	Minimum Lot Width	Minimum Landscaped Yard between Street and Parking	Minimum Landscaped Yard between Street and Building ³	Minimum Yard between a Building and a Residential Rear Lot Line ³	Minimum Yard between Building and a Residential Interior Side Lot Line ³	Minimum Yard between a Building and a Lot Line Adjacent to a Freeway ³	Minimum Yard between a Building and an Interior Line—Other ³	Building Height Standard	Floor Area Ratio Standard ³
C-O	10,000	65 ft.	10 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.	.30
C-N	None	None	10 ft.	20 ft.	10 ft. ⁴	15 ft. ⁴	0 ft.	0 ft.	35 ft.	.30
C-C	None	None	6 ft.	0 ft.	10 ft. ⁴	15 ft. ⁴	0 ft.	0 ft.	40 ft.	.50 ⁷
C-B-D	None	None	6 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	None	.50 ⁵
C-T	10,000	65 ft.	10 ft.	15 ft.	15 ft. ⁴	15 ft. ⁴	0 ft.	0 ft.	35 ft.	.30
C-R	20,000	None	15 ft.	15 ft.	15 ft. ⁴	15 ft. ⁴	0 ft.	0 ft.	40 ft.	.25
I-L	10,000	65 ft.	10 ft.	20 ft. ²	30 ft.	15 ft. ⁴	0 ft.	0 ft.	40 ft. ⁶	.35 ⁶
I-R	20,000	70 ft.	10 ft.	25 ft. ²	50 ft.	50 ft.	25 ft.	0 ft. ¹	40 ft. ⁶	.35 ⁶
G-I	20,000	70 ft.	10 ft.	15 ft. ²	50 ft.	50 ft.	25 ft.	0 ft. ¹	40 ft. ⁶	.35 ⁶

For all Districts:

Minimum landscaped area between areas for parking or vehicular circulation and an interior lot line = 6 feet when abutting a residential district [FMC 8-22009(b)(2)]; 3 feet otherwise [FMC 8-22009(e)(3)].

Parking Space Dimensions:

Standard: 9'x19' (may be reduced to 9'x17' when the adjacent landscaped planter is increased by 2 feet to allow for the overhang of the vehicle).

Compact: 8'x16' (may be reduced to 8'x14' when the adjacent landscaped planter is increased by 2 feet to allow for the overhang of the vehicle) [FMC 8-22009(g)(1)]. Up to 35% of the required spaces may be compact [FMC 8-22003(d)].

¹ However, at least 2 adjoining sides of buildings must have a minimum "accessible" yard of 20' for fire fighting equipment. This can include parking areas and adjacent public street frontage.

² Required front yard is 50 feet for properties across the street from a residential district.

³ Except for certain uses, such as churches [FMC 8-22145(c)] and gasoline service stations (Development Policy for Service Stations).

⁴ When adjacent to residentially developed properties having parking or circulation located proximate to the lot line, the Development & Environmental Services Director may reduce the setback required.

⁵ Within 1/2 mile of BART station, Floor Area Ratio is .80.

⁶ Warehouses may have a Floor Area Ratio of .45 and a height of 60 ft.

⁷ The Director may allow increased Floor Area Ratios in the historic business cores of Mission San Jose, Niles, Irvington and Centerville if sufficient parking is provided.

Source: Fremont Municipal Code (FMC)